

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes**, **no**, or **n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

THE WILL NOT ADVERSELY AFFECT ADJACENT PROPERTY OWNERS. THE SIGN SETS BACK ON THE PROPERTY APPROX 100 FT FROM THE ROAD.

Explain how the variance will not alter the essential character of the general vicinity.

THIS IS AN ADDITION TO AN EXISTING SIGN. THE ADDITION WILL BE BELOW THE EXISTING SIGN PANELS AND IS LESS AREA THAN THE ALLOWED AREA (60%).

Explain how the variance will not cause a hazard or a nuisance to the public.

THE SIGN SETS BACK APPROX 100 FEET FROM A 4 LANE DIVIDED ROAD. THE WILL BE DIMMED AT NITE AS POSSIBLE TO MINIMIZE ~~ILLUMINATION~~ ILLUMINATION.

Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

THIS IS AN ADDITION TO AN EXISTING SIGN. THE NEW PANELS WILL BE BELOW THE EXISTING PANELS. THE NEW SIGN WILL ALLOW REASONABLE PRACTICAL USE OF THE SIGN.

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

AGAIN THE SIGN SETS BACK FROM THE ROAD NEXT TO THE BUILDING. IT NEEDS TO BE LARGE ENOUGH TO BE EASILY SEEN FROM THE ROAD. A SMALLER SIGN WOULD NOT BE PRACTICABLE.

Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

IN ORDER TO MEET THE TOTAL AREA REQUIREMENT, IT WOULD BE NECESSARY TO INSTALL A COMPLETELY NEW STRUCTURE WHICH WOULD BE RESTRICTIVE. THE PROPOSED SIGN DOES NOT ADVERSELY IMPACT THE AREA IN ANY WAY.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

THE PROJECT HAS NOT STARTED. KOCAR IS SEEKING THE PROPER PERMIT PRIOR TO INSTALLING THE SIGN ADDITION.

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PLANNING & DESIGN
SERVICES

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